

ZONING AND BUILDING AGENDA

MAY 3, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 273395 DOCKET #7969 - GIUSEPPINA SPEDALE, JOSEPH P. ROMANO AND FRANCESCA D. ROMANO, Owners, 8339 Oketo, Niles, Illinois 60714, Application (No. A-05-04; Z05161). Submitted by Dr. Samir Suleiman, 7617 West Belmont Avenue, Elmwood Park, Illinois 60707. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the C-1 Restricted Business District for a one story medical building (if granted, under companion SU-05-09) in Section 14 of Maine Township. Property consists of approximately .42 of an acre located on the west side of Greenwood Avenue, approximately 112 feet south of Davis Street in Maine Township. Intended use: One story medical building.
Recommendation: That the application be granted.
- 273396 DOCKET #7970 - GIUSEPPINA SPEDALE, JOSEPH P. ROMANO AND FRANCESCA D. ROMANO, Owners, 8339 Oketo, Niles, Illinois 60714, Application (No. SU-05-09; Z05162). Submitted by Dr. Samir Suleiman, 7617 West Belmont Avenue, Elmwood Park, Illinois 60707. Seeking a SPECIAL USE in the C-1 Restricted Business District (if granted, under companion A-05-04) for a one story medical building in Section 14 of Maine Township. Property consists of approximately .42 of an acre located on the west side of Greenwood Avenue, approximately 112 feet south of Davis Street in Maine Township. Intended use: One story medical building.
Recommendation: That the application be granted.
- 275449 DOCKET #8028 - MICHAEL AURIEMMA, Owner, 628 Diane Court, Bensenville, Illinois 60106, Application (No. SU-06-01; Z06014). Submitted by Ramon Ruiz, 4823 N. Newcastle, Chicago, Illinois 60656. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District to use current single family residence as rental property and for the parking of landscaping trucks, concrete trucks, and brick paving trucks on the property in Section 29 of Leyden Township. Property consists of 9,240 square feet located on the north side of Schubert Avenue, approximately 140 feet south of Mannheim Road in Leyden Township. Intended use: Single family residence for rental purposes, parking lot for landscaping, concrete, and brick paving trucks.
Please be advised that the Zoning Board of Appeals is dismissing the above referenced case.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 278653 DOCKET #8004 – B. & M. SWIDERSKI, Owners Application: Variation to reduce lot area from 40,000 square feet to 20,397 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for an addition to a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Roslyn Road, approximately 100 feet north of Hale Lane in Schaumburg Township.
Recommendation: That the application be granted.
- Conditions: None
- Objectors: None
- 278654 DOCKET #8069 – F. & D. FAZIO, Owners Application: Variation to reduce lot area from the minimum required 40,000 square feet to 15,196 square feet (existing); and to reduce lot width from the minimum required 150 feet to 114 feet (existing) for a single family residence to be served by well and septic system in the R-4 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the west side of 115th Avenue, approximately 234 feet north of 159th Street in Orland Township. **Recommendation: That the application be granted with conditions.**
- Conditions: Existing drain basin at Southwest corner on property not be disturbed.
- Objectors: The adjoining neighbor expressed concerns that the new home would cause more water run-off into her lot.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

278655 DOCKET #8070 – G. BERTHOLD, Owner Application: Variation to reduce lot width from the minimum required 150 feet to 125 feet (existing) for a single family residence to be served by well and septic system in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the east side of Martha Street, approximately 1,454 feet south of Lincoln Street in Elk Grove Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16479

278656 DOCKET #8071 – N. & N. SANDERS, Owners Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 10 feet (existing); and to reduce right interior side yard setback from the minimum required 15 feet to 12 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the west side of Potter Road, approximately 800 feet south of Central Road in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278657 DOCKET #8072 – K. MEYER, Owner Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 7.4 feet (existing); and to reduce right interior side yard setback from the minimum required 10 feet to 7.6 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the south side of Hill Street, approximately 450 feet west of North Lee Street in Wheeling Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278658 DOCKET #8073 – S. JARZABEK, Owner Application: Variation to combine two (2) lots into one; (1) to reduce lot area from the minimum required 40,000 square feet to 26,236 square feet; and to reduce lot width from the minimum required 150 feet to 132 feet for a single family residence to be served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the southwest corner of 156th Street and 113th Avenue in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278659 DOCKET #8074 – R. LISZKA, Owner Application: Variation to reduce lot area from the minimum required 40,000 square feet to 30,000 square feet (existing); to reduce lot width from the minimum required 150 feet to 100 feet (existing); and to reduce right interior side yard setback from the minimum required 15 feet to 2.8 feet (existing) for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the east side of Linder Avenue, approximately 317.27 feet north of Midlothian Turnpike in Bremen Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

278660 DOCKET #8075 – R. & S. PULLA, Owners Application: Variation to reduce lot width from the minimum required 150 feet to 120 feet (existing) for a single family residence to be served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1.49 acres, located on the southeast corner of 131st Street and Willow Avenue in Lemont Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16485

278661 DOCKET #8076 – J. KALEC, Owner Application: Variation to reduce left and right side yard setbacks from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 30 feet to 19 feet; to increase floor area ratio from the maximum allowed .40 to .55 for a new single family residence; and to reduce rear yard setback from the minimum required 5 feet to 3 feet for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 60 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278662 DOCKET #8077 – C. SOBCZAK, Owner Application: Variation to reduce lot width from the minimum required 60 feet to 40 feet (existing); to reduce lot area from the minimum required 10,000 square feet to 4,970 square feet (existing); to reduce left and right side yard setbacks from the minimum required 10 feet to 4 feet; and to reduce rear yard setback from the minimum required 40 feet to 36 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.11 of an acre, located on the north side of 117th Street, approximately 43 feet east of Lawndale Avenue in Worth Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278663 DOCKET #8078 – C. SOBCZAK, Owner Application: Variation to reduce lot width from the minimum required 60 feet to 43 feet (existing); to reduce lot area from the minimum required 10,000 square feet to 5,352 square feet (existing); to reduce right yard setback from the minimum required 10 feet to 5 feet; to reduce corner side yard setback from the minimum required 15 feet to 5 feet; and to reduce rear yard setback from the minimum required 40 feet to 36 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.12 of an acre, located on the northeast corner of 117th Street and Lawndale Avenue in Worth Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278664 DOCKET #8079 – Z. SIKON, Owner Application: Variation to reduce left side yard setback from the minimum required 10 feet to 4 feet; and to reduce rear yard setback from the minimum required 40 feet to 8 feet for a proposed gazebo and deck in the R-5 (PUD) Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of Grandview Drive, approximately 65 feet east of Haas Drive in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, May 16, 2006.